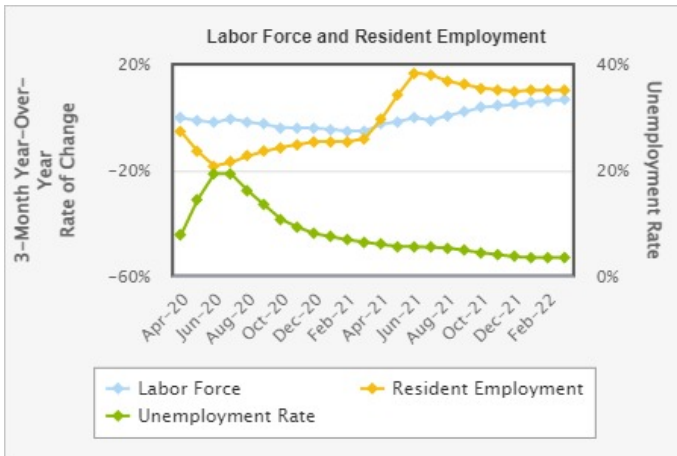
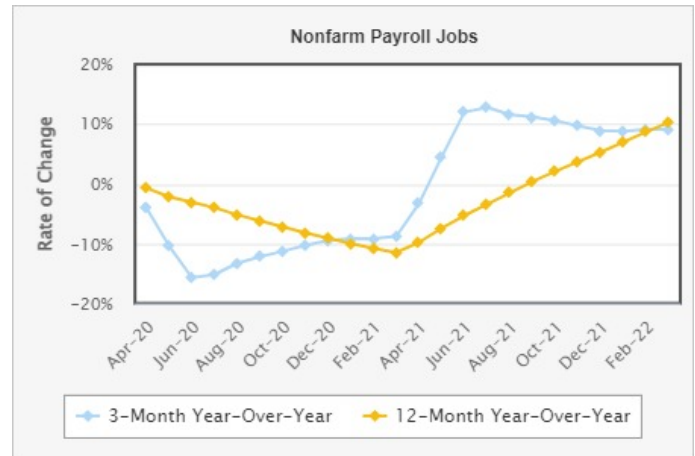


ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics



Data Source: U.S. Bureau of Labor Statistics

	3-Month Average			3-Month Year-Over-Year Change			
	March 2020	March 2021	March 2022	March 2020 to March 2021	March 2021 to March 2022	March 2020 to March 2021	March 2021 to March 2022
	Number	Percent	Number	Number	Percent	Number	Percent
Labor Force	1,356,540	1,286,042	1,371,197	-70,498	-5.2	85,155	6.6
Resident Employment	1,310,378	1,203,960	1,325,197	-106,418	-8.1	121,237	10.1
Unemployment Rate (%)	3.4	6.4	3.4	n/a	n/a	n/a	n/a
Nonfarm Payroll Jobs	1,342,267	1,223,600	1,334,767	-118,667	-8.8	111,167	9.1

Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

	Decennial Census				ACS & Population Estimates Program						
	April	April	Average Annual Change		July	July	July				
	2000	2010	2000 to 2010		2018	2019	2020	2018 to 2019		2019 to 2020	
			Number	Percent				Number	Percent	Number	Percent
Population	1,644,561	2,134,411	48,985	2.6	2,576,297	2,608,273	2,639,374	31,976	1.2	31,101	1.2
Households	625,248	798,445	17,320	2.5	872,831	893,257	n/a	20,426	2.3	n/a	n/a

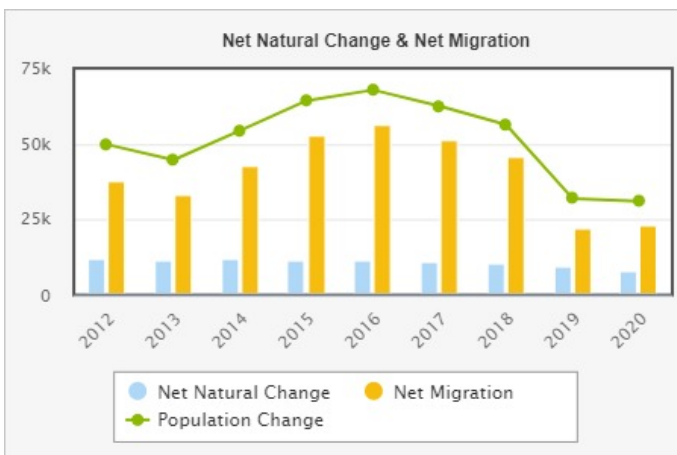
Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates

2 - 2000 Census; 2010 Census; 2018, 2019 and 2020 American Community Surveys (5 - Year)

Note: 1 - Population estimates data shown here may not match those found on the Census website due to their use of the updated September 2018 OMB metro area definitions.

2 - The July 2020 population estimates do not incorporate the 2020 Decennial Census counts.

3 - 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions.

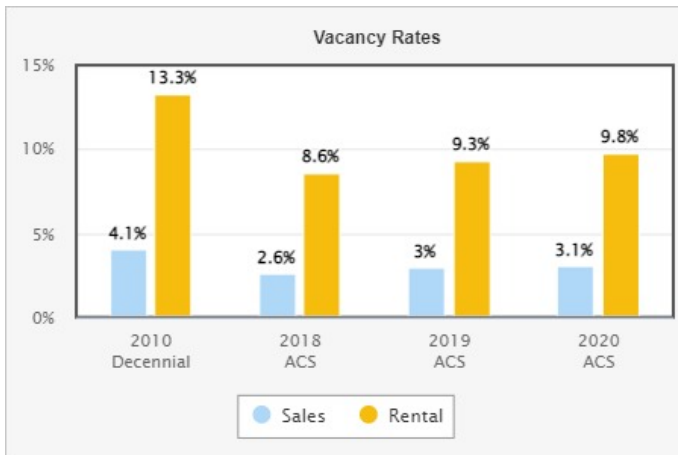


Notes: 1 - Values in chart reflect July year-to-year changes

2 - Net Migration includes residual population change

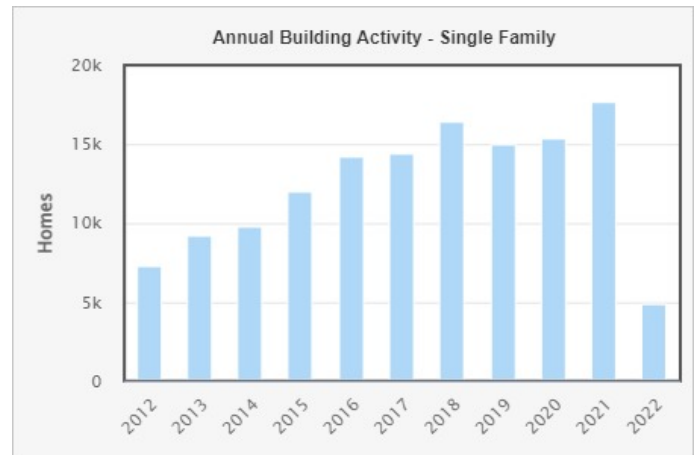
3 - Annual components of population change are not available for 2010

4 - Population estimates data shown here may not match those found on the Census website due to their use of the updated September 2018 OMB metro definitions.



Data Source: 2010 Census; 2018, 2019 and 2020 American Community Surveys (5 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions



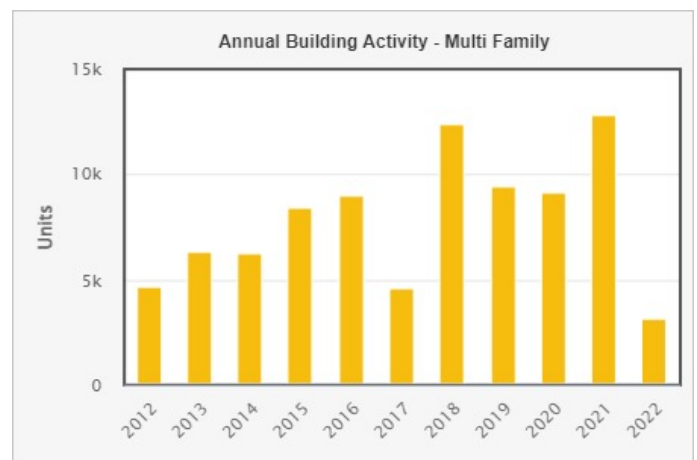
Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2021 and 2022 is preliminary, through March 2022

Housing Inventory by Tenure				
	2010 Decennial	2018 ACS	2019 ACS	2020 ACS
Total Housing Units	942,312	1,012,994	1,032,603	1,054,209
Occupied	798,445	855,265	872,831	893,257
Owners	504,792	517,149	531,585	553,334
% Owners	63.2	60.5	60.9	61.9
Renters	293,653	338,116	341,246	339,923
% Renters	36.8	39.5	39.1	38.1
Total Vacant	143,867	157,729	159,772	160,952
Available for Sale	21,757	13,883	16,440	17,919
Available for Rent	45,203	31,892	34,828	37,015
Other Vacant	76,907	111,954	108,504	106,018

Data Source: 2010 Census; 2018, 2019 and 2020 American Community Surveys (5 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions



Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2021 and 2022 is preliminary, through March 2022